

§ 25-2-1504 NEIGHBORHOOD MIXED USE BUILDING REGULATIONS.

(A) For a neighborhood mixed use building special use:

- (1) the maximum site area is one acre;
- (2) the minimum lot size is 5,750 square feet;
- (3) the minimum lot width is 50 feet;
- (4) the minimum street side yard setback is 10 feet;
- (5) the minimum front yard setback is:
 - (a) 5 feet; or
 - (b) for a LO or LR district, 10 feet; and
- (6) the maximum front yard setback is:
 - (a) 10 feet; or
 - (b) for a LO or LR district, 15 feet.

(B) For a neighborhood mixed use building special use adjacent to a roadway with not more than two lanes, the building height may not exceed 40 feet.

(C) The building facade of a neighborhood mixed use building:

- (1) may not extend horizontally in an unbroken line for more than 30 feet;
- (2) must include windows, balconies, porches, stoops, or similar architectural features;
- (3) must have awnings along at least 50 percent of the length of the ground floor facade; and
- (4) at least 50 percent of the wall area of the ground floor facade must consist of doors or windows with a visible light transmittance rating of 0.6 or higher.

(D) This subsection prescribes parking requirements.

(1) For the commercial portion of a neighborhood mixed use building, one vehicle parking space for each 500 square feet of gross floor area is required.

(2) For the residential portion of a neighborhood mixed use building, the parking requirements of Chapter [25-6](#), [Appendix A](#), [Schedule A](#) apply.

(3) Parking in front of a neighborhood mixed use building, other than on a street, is prohibited.

(4) At least 50 percent of the parking must be located to the rear of the building.

(E) Exterior lighting:

(1) must be shielded so that the light source is not directly visible across the source property line; and

(2) may not exceed 0.4 foot candles across the source property line.

(F) A street yard of 1,000 square feet or less is not required to be landscaped, and a parking area with 12 or fewer parking spaces is not required to have landscaped islands, peninsulas, or medians.

(G) A neighborhood mixed use building may not include a drive through facility.

Source: Ord. 000406-81; Ord. 030424-57; Ord. 031211-11.